

Downtown Proposed and Under Construction Public and Private Projects

(Updated 11/30/2017)

(Please Note: Projects include those with an investment of over \$5 million. Projects are sorted by their stage of development and then listed alphabetically. Investment amounts were calculated using one or more of the following: newspaper articles, developer interviews, web pages. For the most up to date valuation of a development, please visit <http://assessments.milwaukee.gov>)

PROPOSED:

The Couture

Development Type: Mixed Use, Residential with Commercial
Status: Planned
General Location: Lakefront
Address: 909 East Michigan Street
Developer: Barrett Lo Visionary Development
Investment: \$122 million
Website: www.barrettlo.com

Description: A 44-story high-rise apartment tower with a base that includes retail and a public transit station. The station would serve the downtown streetcar and potentially Milwaukee County's bus rapid transit line. Utilizing tax incremental financing, the City will invest \$17.5 million toward the cost of the public transit station.



The Milwaukee Athletic Club

Development Type: Hotel, private club
Status: Planned
General Location: Easttown
Address: 758 N Broadway
Developer: Milwaukee Athletic Club Development Corporation
Investment: \$30 million
Website:

Description: A proposed rehab to the Milwaukee Athletic Club, located at 757 N Broadway is slated to begin in the fall of 2018. Josh Jeffers and Tony Janowiec are partnering on the \$30 million renovation to create state of the art multi-use athletic facilities, attractive bar and dining areas, updated high-tech meeting, conference, banquet and event spaces, high-end boutique hotel rooms and a one-of-a-kind four season rooftop dining and event space.



Milwaukee Athletic Club

UNDER CONSTRUCTION:

BMO Harris Financial Centre

Development Type: Office
Status: Under construction
General Location: Easttown
Address: 758 N Broadway
Developer: Irgens
Investment: \$137 million
Website:
Description:

The 25-story high-rise broke ground in November 2017 and will create new headquarter space for BMO Harris Bank and will have Michael Best & Friedrich as a major tenant. Ground floor retail and 590 parking stalls complete the project, slated to open in late 2019.



BMO Financial Centre

The Brewery

Development Type: Infrastructure
Status: Under construction
General Location: Westtown
Address: Northwest Corner of Downtown, east of I-43
Developer: Joseph Zilber (Master Planner)
Investment: \$57 million
Website: www.thebrewerymke.com

Description: 22-acre former Pabst Brewery site to be turned into a mixed-use, historical redevelopment with 550,000 SF. dedicated to entertainment, retail, restaurants, and office with 510 units consisting of condominium and apartments. Site preparation and infrastructure work includes environmental clean up, demolition, street construction, and building of a 900 stall, 8 level parking ramp.



The Brewery

The Button Block

Development Type: Hotel
Status: Under construction
General Location: Downtown
Address: 500 North Water Street
Developer: Bear Development
Investment: \$17 million
Website: www.beardevelopment.com

Description: A 94-room Hilton Homewood Suites is under construction by rehabbing a seven-story building at North Water and East Clybourn streets. City of Milwaukee has agreed to spend up to \$1.9 million on improvements to the area's streets and to make the sidewalks more pedestrian-friendly.



Hack/Pritzlaff Building

Development Type: Mixed Use (Conversion)
Status: Under construction
General Location: Historic Third Ward
Address: 433 West St. Paul Avenue
Developer: Sunset Investors
Investment: \$36 million
Website: www.sunsetinvestors.com

Description: Former John Pritzlaff Hardware building to be converted into 81 apartment units and retail. While the property appears to be a single structure, there are actually five interconnected buildings built between 1875 and 1915. The property includes two seven-story and three four-story buildings. The four-story building on the corner of St. Paul and Plankinton Avenues will be the center of the retail and commercial space. The first floor of all buildings will be devoted to 46,000 SF of retail.



Pritzlaff Building

Lakefront Gateway Project

Development Type: Infrastructure
Status: Under construction
General Location: East Town/Lakefront
Address:
Developer: City of Milwaukee in partnership with the State of Wisconsin
Investment: \$34 million
Website: www.city.milwaukee.gov/AreaPlan/Downtown/Lakefrontcatalyticproject.htm

Description: Reconstruction and realignment of the Lake Interchange, Lincoln Memorial Drive, Michigan Street, Clybourn Street and Harbor Drive to provide better access between downtown Milwaukee and the lakefront, to enhance the gateway to downtown Milwaukee and to open up additional land for development. The project also includes a proposed new signature public space on the Lakefront, the Gateway Plaza. The City of Milwaukee will provide an \$18 million investment toward the completion of this project.



Mackie Building

Development Type: Mixed Use
Status: Under construction
General Location: East Town
Address: 225 East Michigan Street
Developer: 225 East Michigan Street, LLC
Investment: \$12 million
Website:

Description: The historic rehabilitation of the Mackie Building will include 25 market-rate apartments on the upper floors, retain the existing Grain Exchange Room and completely restore the building's façade and clocktower. Through a tax increment district, the City will provide \$900,000 to assist with the façade restoration.



Mackie Building

Milwaukee Bucks Arena & Ancillary projects

Development Type:	Mixed Use
Status:	Under construction
General Location:	West Town/Park East
Address:	10 acres between Old World Third Street and Ninth Street
Developer:	Milwaukee Bucks, LLC
Investment:	\$1 Billion
Website:	
Description:	Multi-phase, mixed-use development to include a Bucks training facility, apartments, offices, retail and parking structures. Construction began in July 2016, anticipating completion for the start of the 2018 NBA season. The City of Milwaukee will provide an investment of \$47 million for the construction of a city-owned, 1243 stall parking structure in addition to a public plaza.



The North End – Phase V

Development Type:	Residential
Status:	Under construction
General Location:	Park East
Address:	North Water Street
Developer:	The Mandel Group
Investment:	
Website:	www.mandelgroup.com

Description: This project relates to the fifth and final phase of the larger, North End development. Located on the corner of Water and Milwaukee Streets, the project includes 88 luxury apartments with a pet spa, dog run and a roof top club room. The residents will have access to the amenities in the other phases of the North End, including Vignette's pool and patio area.



Northwestern Mutual Apartment Tower

Development Type:	Residential
Status:	Under construction
General Location:	Easttown
Address:	777 N Van Buren Street
Developer:	Northwestern Mutual Life Insurance Co.
Investment:	\$100 million
Website:	
Description:	The 25-story apartment tower will feature 308 high-end apartments and 14 penthouse units, sitting above an eight-story parking garage. Designed by architect Solomon Cordwell Buenz and structural engineer Magnusson Klemencic Associates, it is being built by CD Smith.



Riverwalk

Development Type:	Infrastructure
Status:	Under construction - ongoing
General Location:	East Town, Park East, Historic Third Ward and Westtown
Address:	Both sides of the Milwaukee River, from Lake Michigan to the North Avenue Pedestrian Bridge
Developer:	Private Property Owners, in partnership with the City of Milwaukee
Investment:	\$85 million + since 1988
Website:	www.city.milwaukee.gov/Riverwalk
Description:	The City of Milwaukee launched the Riverwalk Initiative in 1988, to connect the natural current of the Milwaukee River with a current of business and leisure activities. The primary goal was to put a renewed focus on the river as a destination for residents, employees, and visitors alike. Riverwalk development requires a partnership between the City and riverfront property owners. A Master Plan, Design Guidelines, and an Overlay Zone guide its creation and implementation. In exchange for permanent public access, the City provides financial assistance for the construction of individual Riverwalk improvements. There are 3.1 miles of Riverwalk required along each side of the Milwaukee River and as of 2017, approximately 85% of the Riverwalk has been constructed, representing over \$88 million in private and public investment.



Historic Third Ward Riverwalk

Milwaukee Streetcar

Development Type:	Infrastructure
Status:	Under Construction
General Location:	East Town and Westown
Address:	N/A
Developer:	City of Milwaukee
Investment:	\$128 million
Website:	www.milwaukeeestreetcar.com

Description: The electronically powered Downtown Streetcar Circulator will operate modern streetcars on a 2.1-mile route from the Intermodal Station, through downtown Milwaukee to the lower east side area on rails imbedded in the pavement. Proposed extensions would extend the initial route to Brady Street and to The Brewery/Park East. Modern streetcars will operate in mixed traffic with other motor vehicles and will not require a reserved or dedicated right-of-way. It will primarily function as an economic development tool and improve the connectivity between downtown destinations such as the Wisconsin Center, Bradley Center, Shops at Grand Avenue, Lakefront, Maier Festival Grounds, major parking facilities, downtown workplaces and dozens of hotels, restaurants and entertainment venues. It will also link downtown destinations and workplaces with intercity rail (Amtrak) and bus service at the Milwaukee Intermodal Station. In February 2015, the Common Council approved the local funding for the project. Construction began in spring of 2016.

